

S E R V I C E   S O L U T I O N S   S U C C E S S



# Planning & Inspections Department

## Subdivision Section





## Subdivision and Development Plats (Title 19)

### What are the different types of subdivision applications?

- Platting Determination Letter
- Address Assignment
- Vesting request
- 5 day completeness review - prior to actual submittal
- Minor Plat (administrative process)
- Land Study
- Preliminary Plat
- Final Plat
- Combination Plat (preliminary & final together)
- Development Plat
- Replat and Amending Plat
- Dedications
- Vacations
- Street Name Change
- Annexations



## Annexation Applications

### How is property annexed?

- Prior to submitting an application, the applicant meets with Planning staff to determine if the proposed annexation complies with the City's annexation policy (adopted in 2009).
  - Designated in Plan El Paso as area for preferred annexation
  - Contiguous with existing City limits
  - Complies with TLGC
- After acceptance of a complete application (per 20.06), the Planning Division distributes the request to other City departments, obtains their comments and recommendations, drafts an annexation agreement and schedules the case for DCC and CPC.
- Various entities including surrounding property owners receive written notice prior to the CPC hearing.



## **Annexation Applications (cont.)**

- The City Plan Commission recommends approval, approval with conditions, or denial.
- The annexation agreement is scheduled for City Council hearing. If Council approves the agreement, a service plan is drafted, along with an ordinance to annex the property.
- The service plan and ordinance are distributed to DCC. Two public hearings are scheduled.
- Governmental entities and surrounding property owners are notified prior to the public hearings. The CPC (2<sup>nd</sup> public hearing) votes to recommend approval or denial of the service plan and annexation.
- The case is scheduled for City Council. If City Council approves, notice is sent to DOJ and governmental entities.



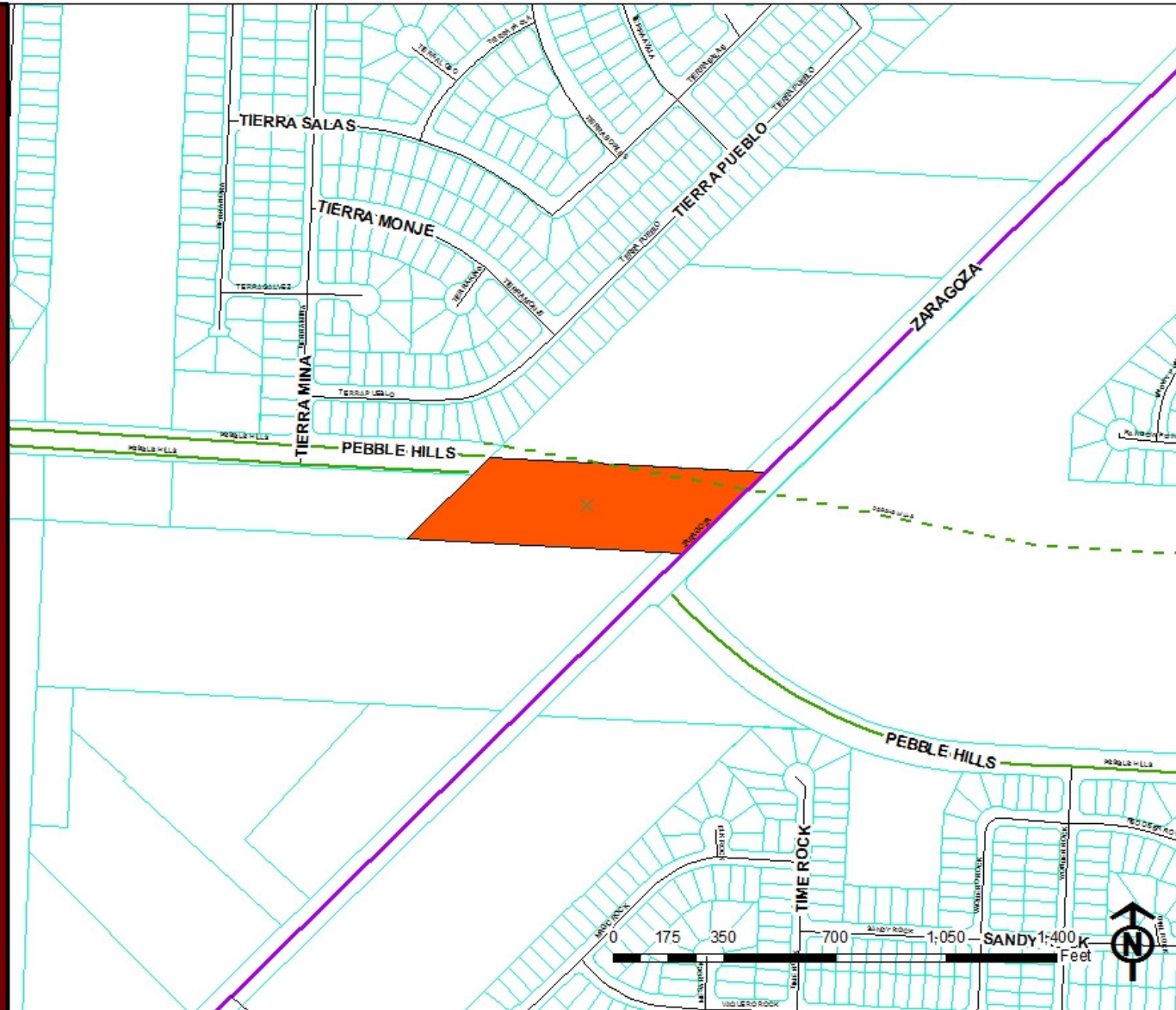


## Annexation Applications in Process

| Application          | Location  | Size of Property | CPC Action  | CC Action   |
|----------------------|---|------------------|---|---|
| SUAX13-00002         | Eastside –<br>Pebble Hills Blvd. @<br>Zaragoza Rd.      | 5.4 acres        | 11/06/14<br>Agreement approved<br>12/18/14<br>Annexation approved | 11/18/14<br>Agreement approved<br>01/20/15<br>Annexation approved |
| SUAX14-00001         | Eastside –<br>portion of Edgemere<br>ROW                | 3.2 acres        | Pending -<br>Agreement in review                                  | Pending   |
| SUAX14-00002         | Eastside –<br>South of Pellicano @<br>Joe Battle        | 23.3 acres       | Pending -<br>Agreement being<br>drafted                           | Pending   |
| SUAX14-00003         | Eastside –<br>south of Montwood &<br>east of Rich Beem  | 310.6 acres      | 11/06/14<br>Agreement approved<br>02/12/15<br>Annexation pending  | 11/18/14<br>Agreement approved<br>03/03/15<br>Annexation pending  |
| Pending<br>submittal | Eastside –<br>north of Montwood &<br>east of John Hayes | 611.4 acres      | Pending -<br>Agreement being<br>drafted                           | Pending   |



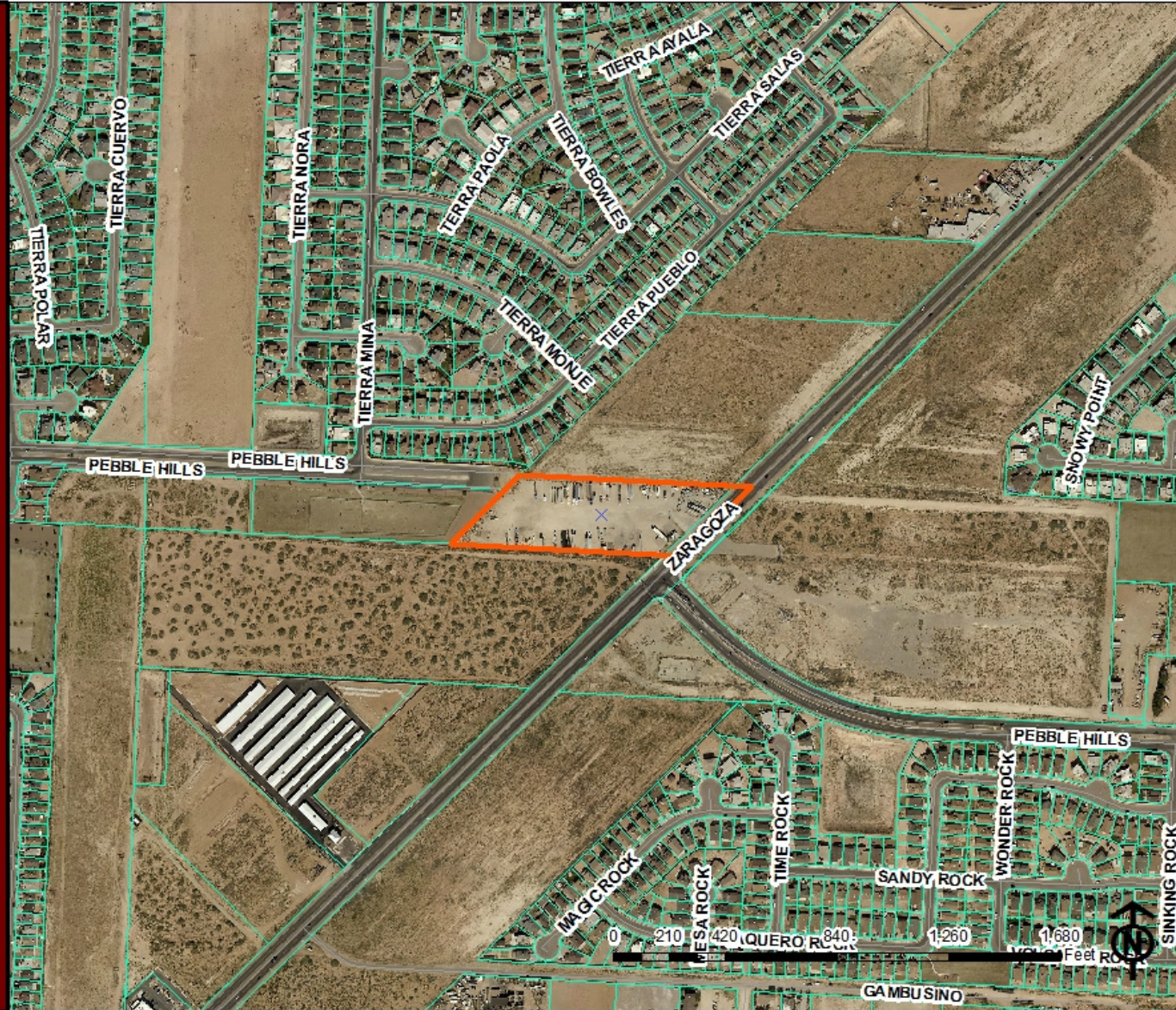
# PEBBLE HILLS EXTENSION ANNEXATION







# PEBBLE HILLS EXTENSION ANNEXATION





BEING TRACT 1C, SECTION 39, BLOCK 79, TOWNSHIP 2  
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS  
AND A PORTION OF ZARAGOZA ROAD (F.M. 659)  
EL PASO COUNTY, TEXAS  
CONTAINING: 5.4325 ACRES

| SYMBOL LEGEND |                           |
|---------------|---------------------------|
|               | FOUND CONTROL POINT       |
|               | FOUND CITY MONUMENT       |
|               | SET 1/2" REBAR W/CAP 5152 |
|               | CALCULATED POINT          |
|               | WATER VALVE               |
|               | POWER POLE                |
|               | GUY WIRE                  |
|               | LIGHT POST                |
|               | TRAFFIC LIGHT POST        |
|               | GUARD POST                |
|               | TRAFFIC CONTROL BOX       |
|               | TRAFFIC SIGN              |

REVISED BOUNDARY 12-9-13  
REVISED DATE 11-09-13




**CONDE INC.**  
ENGINEERING/ PLANNING/ SURVEYING/ CAD  
8080 SURETY DRIVE-SUITE 100-EL PASO, TEXAS 79906  
PHONE (81N) 662-0283 /FAX (81N) 662-0286



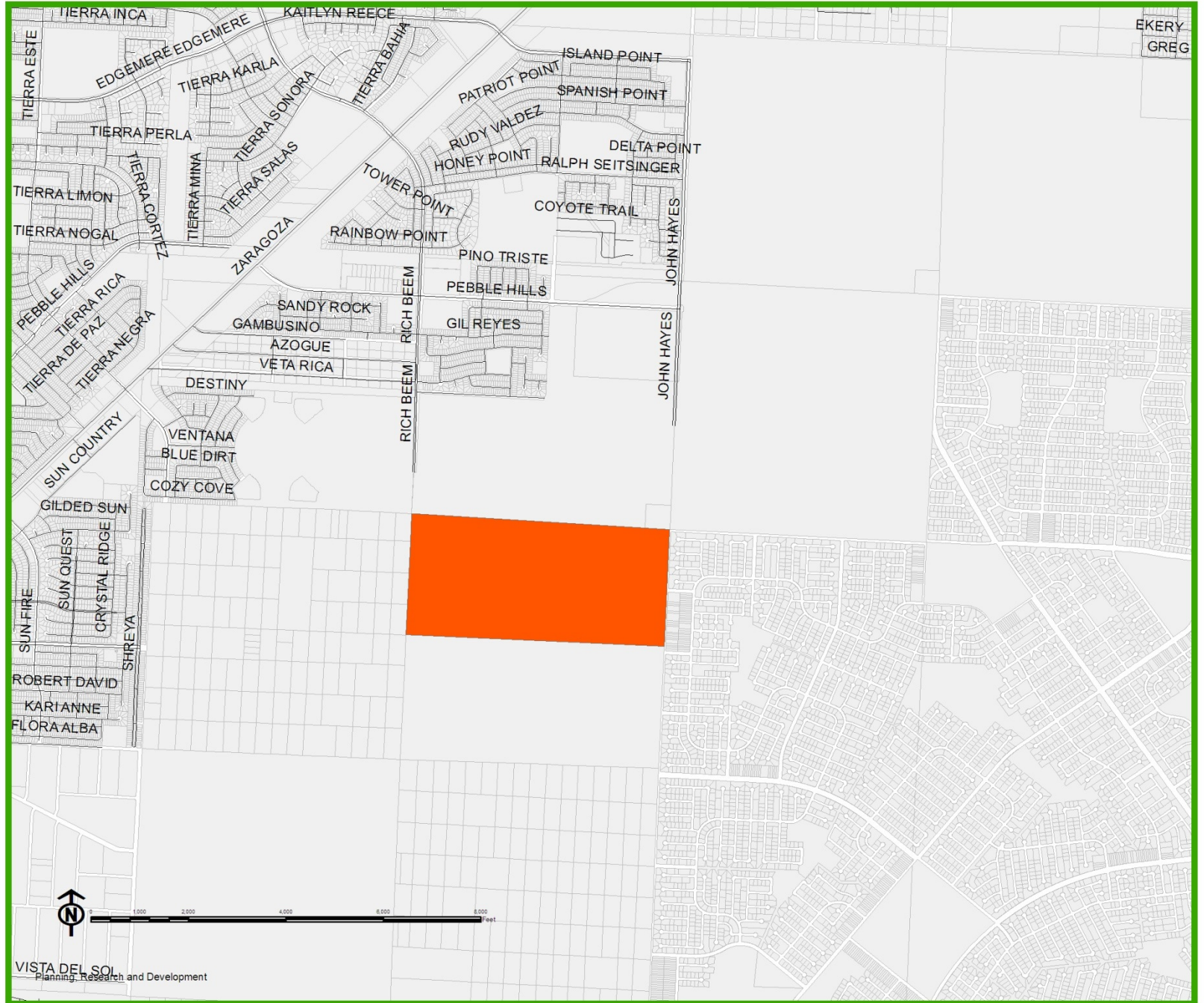
**CERTIFICATION**

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.



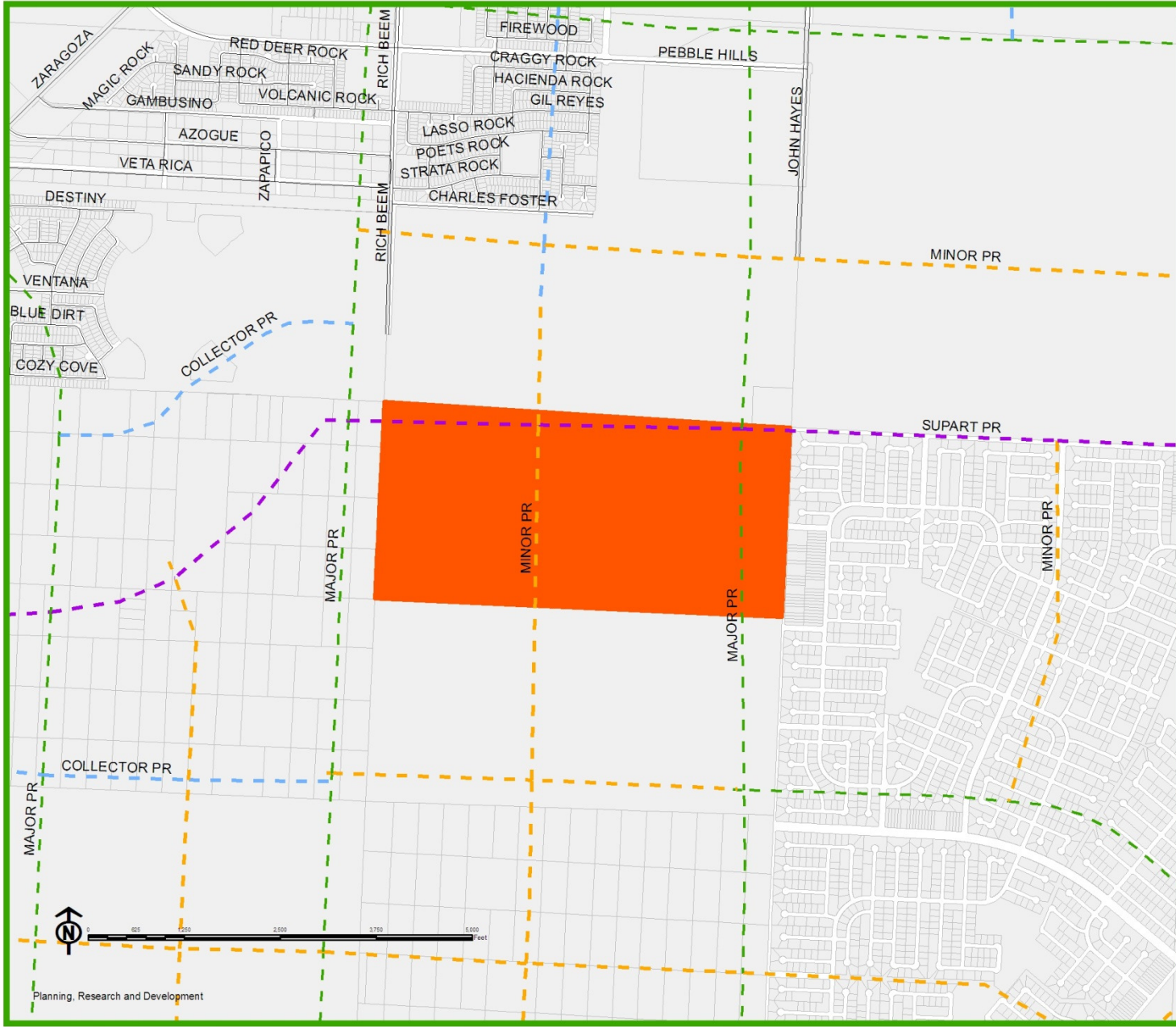
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152

# Tierra Del Este Phase IV Land Study



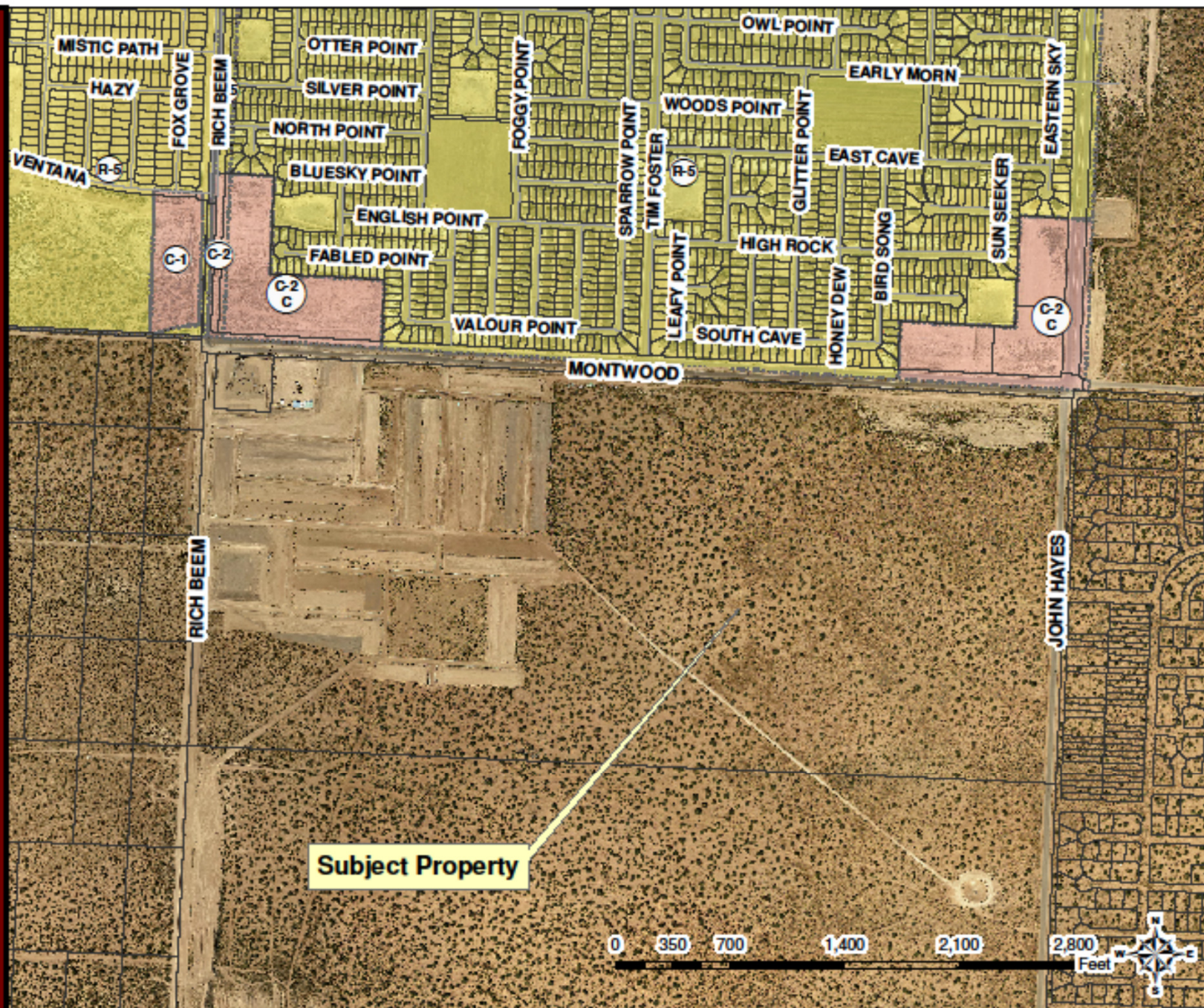


# Tierra Del Este Phase IV Land Study





# TDE III Phase IV





The site plan shows a rectangular lot with a building footprint on the left side, a central parking area with a tree, and a building footprint on the right side. Dimensions and setbacks are indicated throughout the plan.

32' LOCAL RESIDENTIAL 3

[illegible][illegible]

SECTION

The map is a detailed site plan for a proposed development. It is divided into several colored zones:

- Phase I (Yellow):** The largest central area, containing numerous building footprints and parking lots. It is labeled "PHASE I" in the center.
- Phase II (Orange):** Located on the right side of the map, containing a few building footprints and parking lots. It is labeled "PHASE II" in the center.
- Phase III (Red):** Located in the top left corner, containing a few building footprints and parking lots. It is labeled "PHASE III" in the center.
- Phase II (Green):** Located on the right side of the map, containing a few building footprints and parking lots. It is labeled "PHASE II" in the center.

The map also shows various other features, including roads, parking lots, and topographic features. The map is labeled "EXHIBIT A" and "SECTION 47, BLOCK 79, TWP 2, R. 1".

[illegible][illegible]

**MNS TABLE**

| LINE | SECTION | TOWNSHIP | RANGE |
|------|---------|----------|-------|
| 1    | 36.00   | 107.00   | 17.00 |

**GRAPHIC SCALE**

0 100 200 300

SCALE: 1"=300'

[illegible]



## SECTION 47, BLOCK 79, TSP 2

SECTION 47,  
BLOCK 79,  
TSP 2  
PAGE 1

3400 WOODBURY DRIVE, BOSTON, MASSACHUSETTS

## PHASE III

## PHASE II

# PHASE I

## PHASE D

PROPOSED  
TDE 78

## PHASE II

SECTION 2,  
BLOCK 79, TSPS



## **Annexation Study – December 2014**

Current applications and likely candidates for annexation

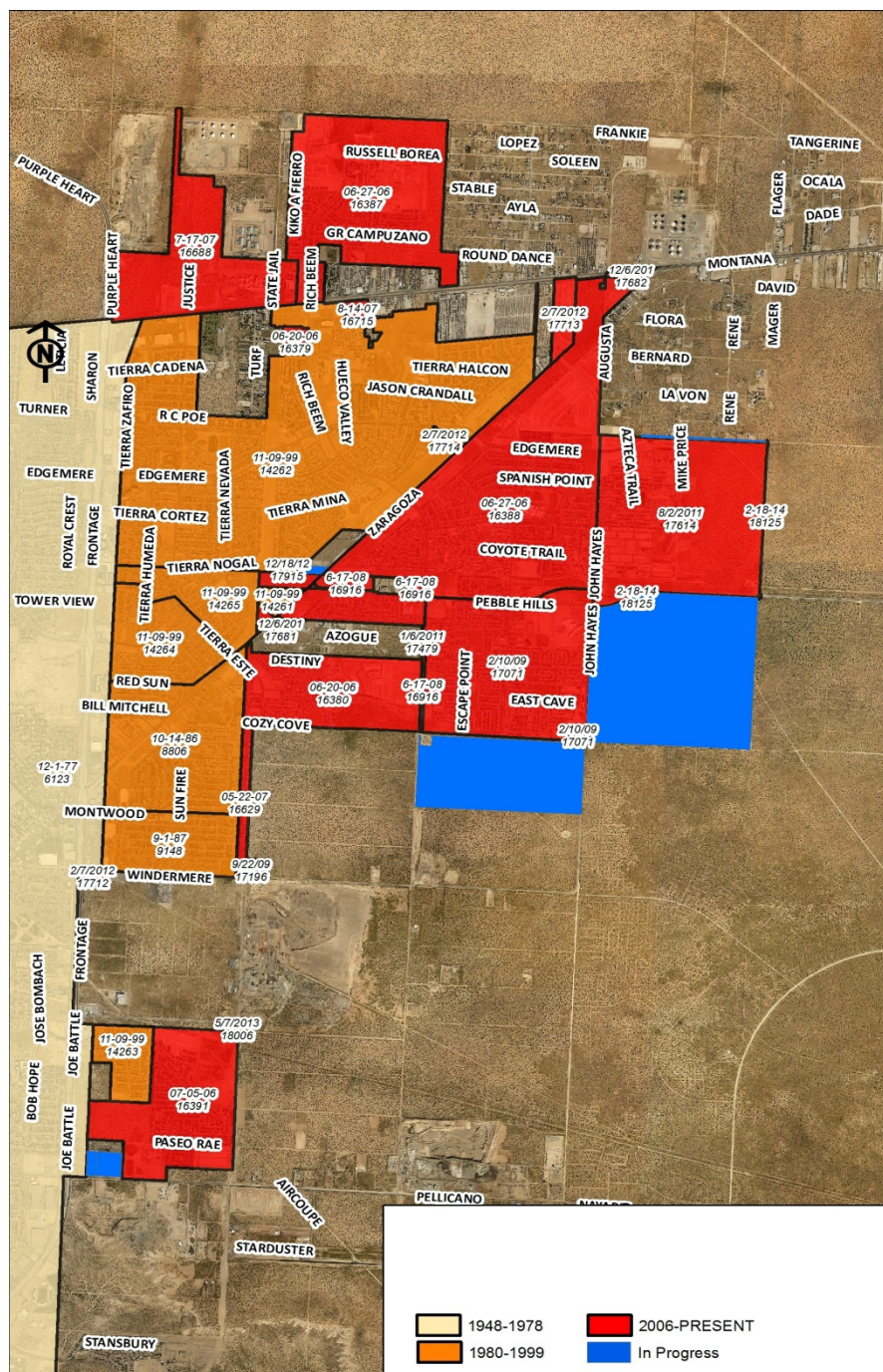
Priority 1 – “Donut holes” & large areas under contiguous ownership

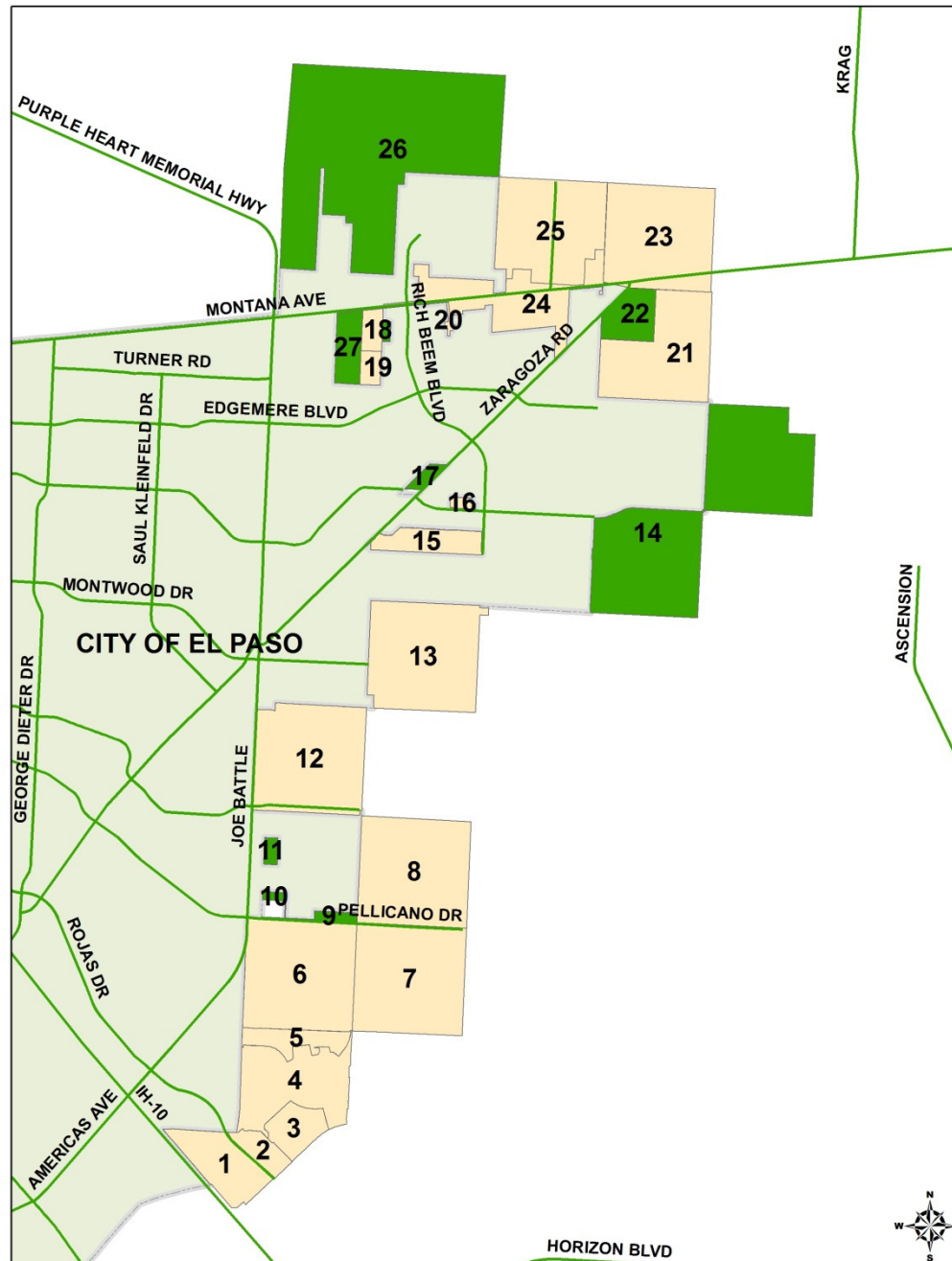
Priority 2 – Suitable for annexation but require further study

Priority 3 – Not currently recommended for annexation, fractured ownership and/or lack of infrastructure

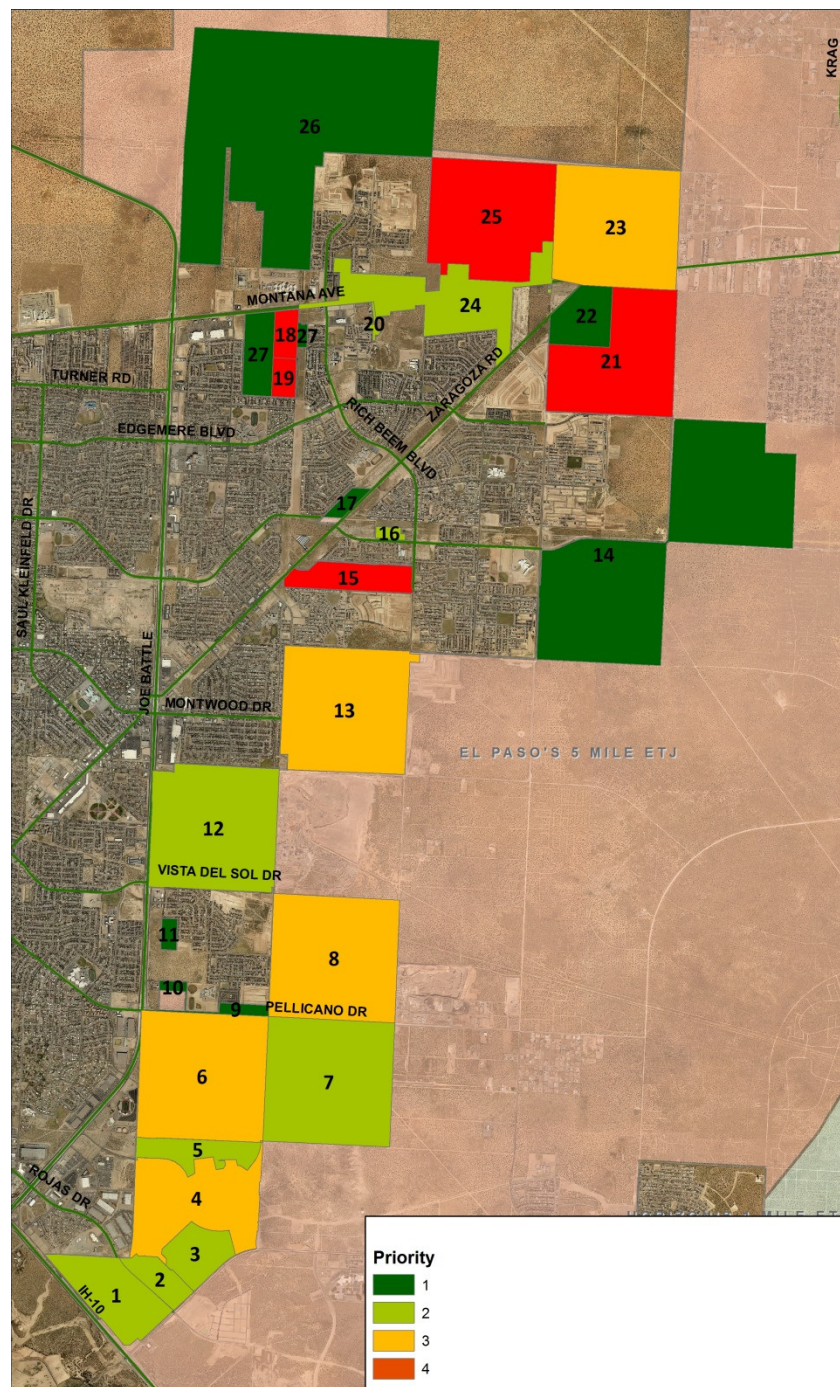
Priority 4 – Not recommended for annexation, colonias and uses not compatible with municipal code













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Planning & Inspections Department

Questions?